157.0	0009	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,500 / 899,500
					USE VALUE:	899,500 / 899,500
					ASSESSED:	899,500 / 899,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRYE STEPHEN & RANDI
Owner 2:	
Owner 3:	
Street 1:	260 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONTE MANUEL C--ETAL -
Owner 2:	MONTE GORETTI -
Street 1:	54 ALFORD ST
Twn/City:	NEW BEDFORD
St/Prov:	MA Cntry:
Postal:	02745

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	478,800	700	420,000	899,500
Total Card	0.138	478,800	700	420,000	899,500
Total Parcel	0.138	478,800	700	420,000	899,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.01 | /Parcel: 452.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

105148

GIS Ref

GIS Ref

Insp Date

07/06/18

!12356!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0009-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	476,500	700	6,000.	420,000	897,200	897,200	Year End Roll	12/18/2019
2019	101	FV	398,100	800	6,000.	420,000	818,900	818,900	Year End Roll	1/3/2019
2018	101	FV	276,200	800	6,000.	354,000	631,000	631,000	Year End Roll	12/20/2017
2017	101	FV	276,200	800	6,000.	324,000	601,000	601,000	Year End Roll	1/3/2017
2016	101	FV	276,200	800	6,000.	276,000	553,000	553,000	Year End	1/4/2016
2015	101	FV	261,100	800	6,000.	240,000	501,900	501,900	Year End Roll	12/11/2014
2014	101	FV	261,100	800	6,000.	222,000	483,900	483,900	Year End Roll	12/16/2013
2013	101	FV	261,100	800	6,000.	211,200	473,100	473,100		12/13/2012

PRINT

Date	Time
12/11/20	02:27:05

LAST REV

Date	Time
07/10/19	14:16:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12356

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTE MANUEL C-	69588-447		7/12/2017		860,000	No	No		
	21566-392		11/1/1991		177,000	No	No		Y

USER DEFINED

Prior Id # 1:	105148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2009	880	Redo Kit	36,000					
11/16/2001	859	Re-Roof	2,500	C				
4/21/1995	200	Manual	3,000					STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2018	Inspected	PH	Patrick H
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	336	PATRIOT
4/24/2000	Inspected	276	PATRIOT
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17267406
Const Adj.:	1.33837080
Adj $ / SQ:	204.031
Other Features:	91000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588157
Depreciation:	109397
Depreciated Total:	478760

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

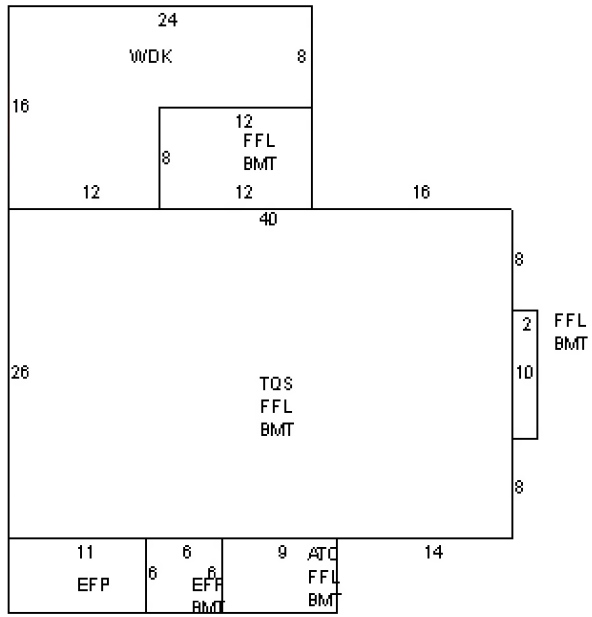
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	204.03
Special Features:	0	Val/Su Net:	131.36
Final Total:	478800	Val/Su SzAd	238.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	61.210	76,267
FFL	First Floor	1,210	204.030	246,878
TQS	3/4 Story	780	204.030	159,145
WDK	Deck	288	12.680	3,651
EFP	Enclos Porch	102	72.160	7,360
ATC	Attic	19	204.030	3,856

Net Sketched Area:	3,645			Total:	497,157
Size Ad	2008.9	Gross Are	3940	FinArea	1990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0009-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X15	G	GD	1998	6.28	T	12.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700